

TOWN OF WEST HARTFORD ZONING BOARD OF APPEALS THURSDAY, SEPTEMBER 24, 2020 DRAFT MINUTES

ROLL CALL: 7:00 PM

ATTENDANCE: Commissioners: D'Amato, Doyle, Harris, Johnson, Morales and Neville; Brian Pudlik, ZEO and Secretary to ZBA, Brittany Bermingham, AZEO

The Zoning Board of Appeals held a virtual public hearing on Thursday, September 24, 2020, at 7:00 p.m., to hear and act on the following petitions:

#10-20 85 High Farms Road- Petition of R. Pimsler, requesting a variance to section 177-20(E), Obstructions in Yards. Requesting a +/- 9' 6" -foot variance to the 35 foot rear yard setback for the construction of a second-floor addition above a sun room that currently projects approximately 9' 6" into the rear yard setback and is considered to be a legal non-conforming structure. **R-13 ZONE**

At the virtual meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Neville made a motion to grant the petition; Second by Commissioner Harris. In reaching its decision, the Board found the following conditions to exist:

- 1. Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances
- 2. Variance request is minor and will not adversely impact neighboring properties.
- 3. The proposed addition is a vertical expansion of a legal nonconforming structure and therefore does not further encroach into the rear yard setback.

VOTE: 5-0	Voting in favor by roll-call vote were Commissioners: D'Amato, Doyle, Harris, Johnson and Neville
Opposed – 0	
#11-20	<u>138 Shield Street</u> - Petition of ARTfx Signs, requesting a variance to section 177-33(G)(2) (a)[1][d], Signs, which allows a maximum sign area of 100 square feet for a double-faced freestanding sign and one (1) sign per lot. Requesting a variance for the installation of an additional one (1) double-sided, freestanding sign totaling 63 square feet per plans on file. IG and BG ZONE

At the virtual meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Johnson made a motion to grant the petition; Second by Commissioner Doyle. In reaching its decision, the Board found the following conditions to exist:

- 1. Granting of the variance is in harmony with the purpose and intent of the West Hartford Code of Ordinances
- 2. Variance request is minor and will not adversely impact neighboring properties.

3. The scale of the property coupled with the fact that there are multiple entrances including one off of New Britain Avenue and several curb cuts on Shield Street creates a unique scenario, which lends itself to a second freestanding sign.

VOTE: 5-0 Voting in favor by roll-call vote were Commissioners: D'Amato, Doyle, Johnson Morales and Neville

Opposed – 0

#12-20 <u>**12 Shepard Road**</u> – Petition of M. Martone, R.O., requesting a Special Exception approval in order to maintain a customary home occupation for a home tailoring business "Maria the Dressmaker" as an accessory to the residence per Section 177-49 for a period of three (3) years per plans on file. **R-10 ZONE**

At the regular meeting of the Zoning Board of Appeals, immediately following the public hearing, the following action was taken:

Commissioner Harris made a motion to grant the petition; second by Commissioner D'Amato. The Board made its decision to grant the petition with the following conditions:

- 1. This permission is granted for a period of three (3) years.
- The hours of operation shall be: Monday – Friday
 8:00 a.m. – 6:00 p.m. by appointment only
- 3. The premises shall be maintained in a manner satisfactory to the Zoning Board of Appeals and the Zoning Enforcement Officer.
- 4. Parking is adequate and properly located.
- 5. No business signage is permitted.
- 6. This home occupation is harmony with the neighborhood and will not hinder nor discourage the residential use or character of the adjacent residential properties and will not affect traffic.

VOTE: 5-0 Voting in favor by roll-call vote were Commissioners: D'Amato, Doyle, Harris, Johnson and Neville

Opposed – 0

Petition unanimously approved.

- Approval of minutes from the regular meeting held on July 15, 2020 (Motion: D'Amato; Second: Doyle/Approved)
- Adjournment (Motion: Morales; Second; Johnson/Approved. Meeting adjourned at 8:15 pm)